



Focus

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Developments on Walton Manor

All of the land between Walton Grange, the river, and the H9 has been scheduled for industrial development for many years. MSD, the company next to Walton Grange, already has a temporary production plant for specialist medicines, and want to expand it. They are planning to build new plant similar in design, but a little larger than the current plant. The current plant produces no noticeable noise, smells, vibration etc. And the ingredients aren't dangerous. The new plant will be similar.

In addition to that, the Local Plan is to develop the rest of the land along the river. MSD only want part of the site, so the proposal is for housing and a play area, as well as open space on the flood plain, on the rest of the land. Access will be off Groveway, not Hulwell Gate. Consultations took place last year but the final brief has been delayed so the detailed plans can't be produced yet.

The plans are in several phases:

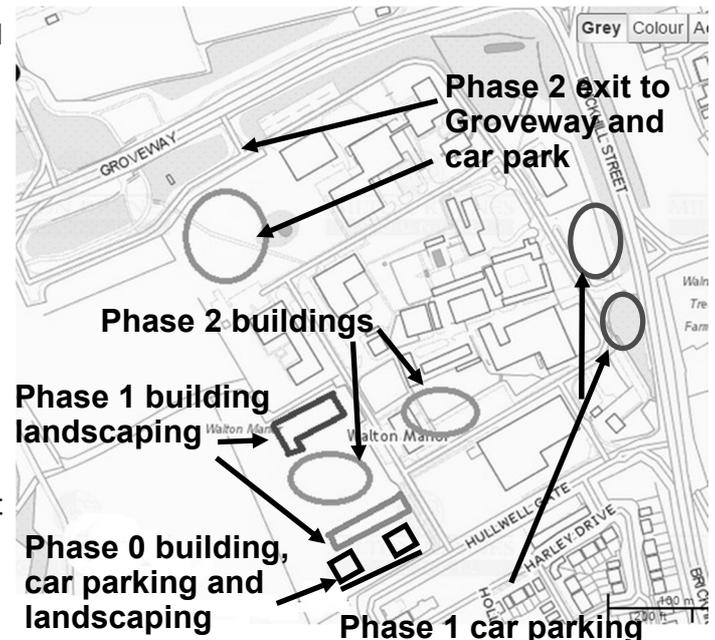
- MDS Phase 0 A small water treatment plant, landscaping and small visitors car park. More details on the Focus team website at www.monkston-focus.org.uk and the plans on MK Council's website at publicaccess2.milton-keynes.gov.uk/online-applications and search for 15/00385/FUL
Status: application 15/00385/FUL approved
- MSD Phase 1: landscaping, building, expand car park by V10 and make HGV access safer
Status: application 15/02293/FUL open for comment until 25 October
- MSD Phase 2: Two buildings for QA, storage and offices, and expansion of north car parks.
New access from the H9 Groveway
Status: application expected late this year
- Housing: around 130 homes of various types plus a play area and open space
Status: The planning brief (defining restrictions on what they can build) was consulted on last autumn. Final approval of the brief is still held up at present but expected soon.

Timing:

- Late 2015: MSD aim to start Phase 0 and 1, completing by spring 2017
- Late 2015: MSD intend to submit Phase 2 plans and to start phase 2 in early 2016
- Spring 2017: MSD run the plant for a short time to produce test batches. They need certification which takes up to a year. The plant is mothballed during that time.
- Spring 2018: MSD aim to have certification and phase 0,1 and 2 complete and to start operation.
- Housing and Stage 3: No more action expected until at least next summer.

Phase 0: Water Treatment Plant

The water treatment building will hold a pump and two tanks, to make the waste water from the production plant safe to discharge into the river. The discharge is done under licence and checked frequently. The pumps are very quiet, and the only traffic will be one lorry a week to deliver the additive. A small visitors car park will also be built. Construction traffic will park on site not on the road. More details as above.



Action & Service All Year Round

Phase 1- Have Your Say Now!

What does it Consist of?

Phase 1 comprises:

- ▶ A building for production and packaging of the medicine
- ▶ Extensions to the car parks beside the V10 Brickhill St
- ▶ Improvements to the HGV access near Abells Close

Parking: MK Council requires enough parking for the maximum use of a building this size, even if the particular proposal is for much fewer staff. That's so in this case. So although they are building 57 new spaces, they only expect 15 new employees for this building. The new parking will be next to the V10. So far there's been little interest in staff transferring so they expect to recruit here.

They propose shifts from 8.30 to 5.30. The plant will operate in standby mode overnight. We have asked them whether they would consider shifts from 9 till 6, to keep out of the way of school and work traffic. **What do you think? Which would you prefer? Please let us know.**

The Plant

The processing facility will be two mixing tanks, with associated pumps, pipework and an outlet to the water treatment plant and one to the bottling area. The bottling will be in small plastic phials, so no glass noise. The whole thing has to be sterile, so it will be sealed - no smells - and the rest of the building will be taken up with sterile areas to feed in the ingredients, changing rooms for staff, etc. Roof height will be 3m less than the flats. We've asked for views from the middle flats.

The noise designs have been checked, and will meet limits for homes with room to spare. The noise of the operation will be checked once it's running. The intention is that it is less than the existing background noise. It will be similar to noise from the current plant (which will be closed.)

HGV Access

This will also be improved, so that lorries **have space to wait on site** and aren't queuing on the road. Extra delivery/distribution traffic will be around 4 vans or lorries a week. Construction traffic will all park on site and all materials will be stored on site. There is plenty of spare space.

We will ask for a condition that construction traffic (whether construction equipment or staff vehicles) not park on Hulwell Gate, and that deliveries, for construction or operation, should not be at school start/end times. The usual limits on construction: 8am-6pm Mon-Fri and 8-1 on Saturday will apply.

Landscaping: They are proposing a low mound and a row of trees and bushes to screen the building from residents. You can see mock views of it on our website at www.monkston-focus.org.uk

LIBERAL DEMOCRATS KEEP YOU INVOLVED

If you would like more information on these developments, please email Jenni Ferrans.



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Or visit: www.monkston-focus.org.uk

Have Your Say by 25th October

Please let us have any more questions, and please have your say on the Council website at publicaccess2.milton-keynes.gov.uk/online-applications and search for 15/02293/FUL

Phase 2

Phase 2 will cover two new buildings, for quality control of the medicine, storage for transport, and offices. They will also build a new access road from the H9, Groveway, and extend the car parks there, so that most of the new staff will probably come in that way and not via Hulwell Gate.

The detailed plans will be submitted this winter and there will be public consultation then.

Timing

It's intended that phase 2, including the new access road, will be built by the time the plant starts full operation in spring 2018.

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Listening to Your Views